



2020-001587

Klamath County, Oregon

02/07/2020 01:22:01 PM

Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

Actus LLC.

11424 Kestrel Rd

Klamath Falls, OR 97601

Grantor's Name and Address

Klamath Florence 1, LLC, an Oregon Limited Liability
Company

11424 Kestrel Rd

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Klamath Florence 1, LLC, an Oregon Limited Liability
Company

11424 Kestrel Rd

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Klamath Florence 1, LLC, an Oregon Limited Liability
Company

11424 Kestrel Rd

Klamath Falls, OR 97601

File No. 339574AM

=====

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

ACTUS LLC, a Delaware Limited Liability Company,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Klamath Florence 1, LLC, an Oregon Limited-Liability Company

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

937
82

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 7 day of February, 2020; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Actus LLC, a Delaware Limited Liability Company

By: [Signature]
Tayo Akins, Member

State of Oregon} ss
County of Klamath}

On this 7 day of February, 2020, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Tayo Akins known or identified to me to be the Managing Member in the Limited Liability Company known as Actus LLC, a Delaware Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/1/2023



EXHIBIT 'A'

File No. 339574AM

PARCEL 1

Lots 1 and 2, Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded August 8, 1958 in Deed Volume 302 at page 14, Deed Records of Klamath County, Oregon.

ALSO that portion of Lot 3 in Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of said Lot 3, a distance of 10 feet Southwesterly from the Northeast corner thereof; thence Southwesterly along said Southeasterly line 20 feet to a point; thence Northwesterly, parallel to the North line of said Lot 3 to a point on the West line thereof; thence Northeasterly along said West line 20 feet to a point on the Southerly margin of Nevada Avenue; thence Southeasterly along said Southerly margin of Nevada Avenue to the point of beginning.

PARCEL 2

Lot 3, Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded August 8, 1958 in Deed Volume 302 at page 14, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion of Lot 3, Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said Lot 3, a distance of 10 feet Southwesterly from the Northeast corner thereof; thence Southwesterly along said Southeasterly line 20 feet to a point; thence Northwesterly, parallel to the North line of said Lot 3 to a point on the West line thereof; thence Northeasterly along said West

line 20 feet to a point on the Southerly margin of Nevada Avenue; thence Southeasterly along said Southerly margin of Nevada Avenue to the point of beginning.

TOGETHER WITH an easement for ingress and egress across the following parcel of land:

That portion of Lot 3 in Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. more particularly described as follows:

Beginning at a point on the Southeasterly line of said Lot 3, a distance of 10 feet Southwesterly from the Northeast corner thereof; thence Southwesterly along said Southeasterly line 20 feet to a point; thence Northwesterly, parallel to the North line of said Lot 3 to a point on the West line thereof; thence Northeasterly along said West line 20 feet to a point on the Southerly margin of Nevada Avenue; thence Southeasterly along said Southerly margin of Nevada Avenue to the point of beginning.